

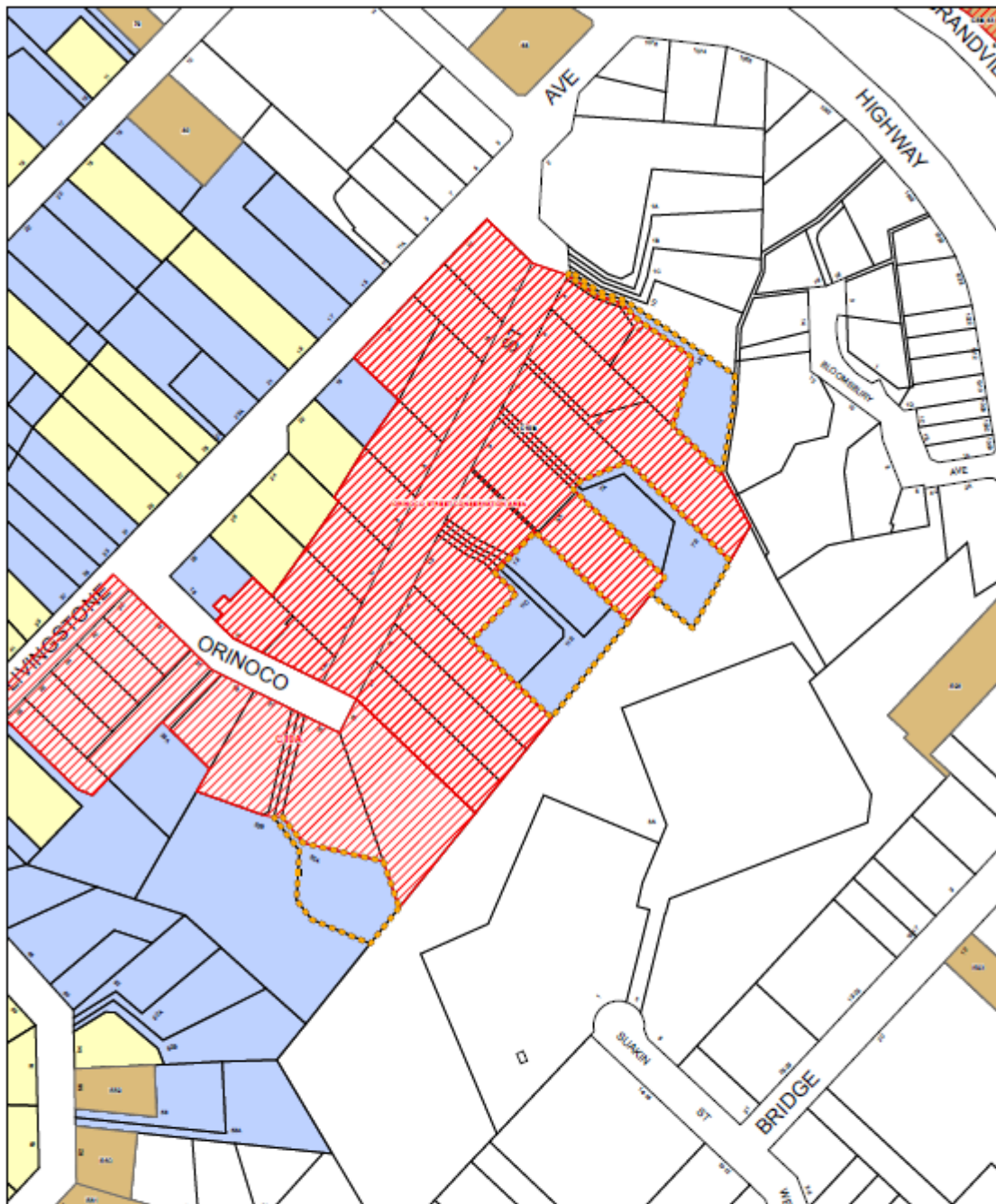
Draft Orinoco Conservation Area (C10A & C10B)

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Maps

1. Exhibited rating map



LEGEND

- Contributing
- Detracting
- Neutral
- Gazetted Conservation Area - General
- Heritage Item - General

Cadastral

- Cadastral: 12/09/2017
- © Land and Property Information (LPI)

Date: 12/09/2017

Draft Heritage Conservation Area
Orinoco Street Conservation Area
Pymble
C10A and C10B Extensions



Comments

The area reviewed is the draft C11A and C11B that includes 7 properties located on battle-axe sites on Orinoco Street Pymble.

The area was identified for listing as a Heritage Conservation Area by Perumal Murphy Alessi in 2015 as part of the larger Pymble West Heritage Conservation Area. The statement of significance prepared to support the listing states:

The Pymble West study area is of local historic, aesthetic and technological significance retaining streetscapes of good, high quality and mostly intact, representative examples of single detached houses from the Federation, Inter-war, Post War and early late Twentieth Century architectural periods constructed following the late 19th and early 20th century subdivisions and establishment of the North Shore Railway line in 1890. The street alignments and subdivision patterns significantly reflect the early boundary lines and connections between the early estates and what is now the Pacific Highway and railway corridor and were also influenced by the natural topography and elements which have contributed to the pattern and stages of development. The predominant early 20th century development of the area also reflects the evolution of rail and road networks and particularly improvements of the rail network in the late 1920s and 1930s. The early patterns generally remain discernible, however, are now overlaid with subsequent land amalgamations and subdivisions which reflect the ongoing growth and development of the area. The built context is enhanced by the natural topography, rises and inclines, creeks, reserves and remnant Blue Gum Forest which provides a significant backdrop and also by the street proportions, grassed verges, street trees and individual garden settings which greatly contribute to the visual and aesthetic character of the area. The topography and layout of the area, also watercourses and remnant Blue Gum forest significantly provide evidence of the early character of the area.

As a result of the statutory public exhibition process, 1 objection was received.

Issues raised in the submissions included the unfairness of the listing as the houses do not address the street. The submissions are addressed in the submission summary table below.

In light of the public exhibition submission the area was reviewed again which included several site visits and historical research by Council officers. None of the ratings for this area changed as they were previously neutral and remain neutral. This area is not recommended to proceed as the inclusion of these neutral properties does not add to the significance of the existing heritage conservation area and there is no perceived benefit from their inclusion.

Rating review

There are no rating changes for the assessed extension to the Orinoco Conservation Area. In the exhibited map all the properties were neutral and remain neutral.

Submission summary table

No	TRIM	Issue/Concern	Comment
33	2017/282542	<p>Objects to the proposal.</p> <p>My house does not address the street, any building changes on my property would not impact on the Orinoco streetscape. This HCA only potentially disadvantages me. Why have these 7 properties been singled out?</p>	<p>The properties on the battle-axe sites were identified for inclusion as they are a new and important layer of the subdivision (of the larger West Pymble HCA not just Orinoco).</p> <p>Larger sites were re-subdivided to create these battle-axe blocks, many being downhill from Orinoco Street. The location on the hill created opportunities for architects to respond to the site with many houses having heavily treed bush outlooks. Many of these houses were designed in significant recognisable Post-war architectural styles such as those by Harry Seidler (perched above the site) and those by Russell Jack (nestled into the site). Specific to the Orinoco battle-axe sites is are the houses off Orinoco good examples of his type. These properties have been assessed as neutral and therefore the extension to the Orinoco HCA (to include the battle-axe sites) is not recommended to proceed.</p>